FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
21-4	ORLEANS		EAS.10

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
South Eastham

Address: 475 State Highway

Historic Name: Hinckley & Zilla Lincoln House & Barn

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1856-58

Source: deeds, censuses, vital records, historic maps

Style/Form: Greek Revival/crosswing

Architect/Builder: unknown

Exterior Material:
Foundation: brick

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Barn (connected)

Major Alterations *(with dates)*:
Wagon doors removed from barn, 2000s

Condition: good

Moved: no ☒ yes ☐ **Date:**

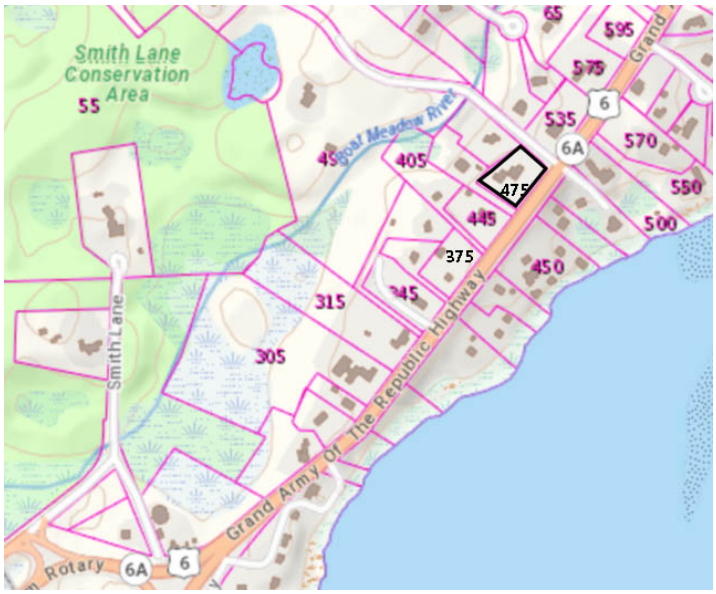
Acreage: 0.648

Setting: The house and associated buildings are situated on the State Highway amid dense roadside development comprised of historic properties and more recent summer cottages. It overlooks Town Cove across the highway.

Photograph

View from SE.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Hinckley & Zilla Lincoln House & Barn, built ca. 1856, is a story-and-a-half wood frame single dwelling with a crosswing plan. The front facades of both wings are on an equal plane with the front-gable section containing an entrance in a distinctive trabeated architrave offset by two windows; three windows are crowded into the upper-story gable. The corners and eave lines distinguished with pilasters and friezes respectively. The façade of the cross-gable wing contains an off-center entrance sheltered by a hood mounted on ornate brackets flanked by two windows on the north side and one on the south. This entrance provided access the kitchen and was later embellished when the wing became a separate dwelling unit when brother-and-sister owners shared the house for summer use. The north side of the house contains two windows indicating the presence of two principal rooms within; a chimney is located in the dividing partition. A second chimney is centered in the kitchen wing. A one-story L-shaped wing connects the kitchen wing to a barn with a front-gable façade that had vehicle doors on the first story when the 1995 B Form was completed that were replaced with two windows when the building was repurposed as a bookstore. A vehicle door is extant in the connector next to the barn. A triple window unit in the upper story appears to be another renovation, although it was present in 1995 along with a brick chimney indicating that the barn had domestic uses, probably as a summer rental unit. An entrance on the south side of the barn provides access from the exterior. A shed-roof wing is appended to the rear.

The house is sited in the center of its half-acre parcel set back from the street behind a large yard. A driveway enters the south end of the frontage and follows a circle in front of the barn.

HISTORICAL NARRATIVE

In January 1856 Eastham mariner and farmer Alvan Rogers sold his share of five acres he owned just south of his own house at 575 State Highway (EAS.11) to his son-in-law Hinckley Lincoln, with whom he owned the land in common.[1] The house was built between the time of that deed and the preparation of the 1858 Eastham map, which attaches the name “H. Lincoln” to the house just south of Rogers’s.

Born Eastham, Hinckley Lincoln (1829-1912) was the son of James Lincoln (1797-1865) and Mercy Mayo (1082-43). His given name was the surname of his maternal great-grandmother. He grew up on State Highway three houses to the north, and in 1850 he was living in his father’s household and was, like his father, a mariner. In 1851 he married Zillah (sometimes Lillah) Rogers (1828-92), the youngest child of Alvan and Polly Doane Rogers. In 1855 Hinckley and Zilla Lincoln and their two children Mary A. and Sylvester H. were living with her parents, but by 1860 they were in their own household. That year’s census lists Lincoln as a master mariner with $1200 in real property.[2] By 1870 his real estate was valued at $1250. In 1875 daughter Mary married harness maker Francis M. Smith, son of Heman and Louisiana Smith of 70 Old State Highway (EAS.43), and in 1879 Sylvester married Esther A. Knowles, daughter of Freeman and Joanna Smith Knowles of 1220 State Highway (EAS.17). In 1880 Hinckley Lincoln, his wife, and their young son Everett (who died the next year) shared the 475 State Highway house with son Sylvester, a surfman at the Nauset Life Saving Station, and his wife. The agricultural census of that year valued Hinckley Lincoln’s farm—sixteen tilled acres and 2 acres of meadow, woodland, or orchard—at $1200. By about 1885, son Sylvester and his family moved to 445 State Highway (EAS.9), and in 1884 the *Barnstable Patriot* noted that Mrs. Frank Powers “has moved into the house of Hinckley Lincoln.”[3]

Zillah Rogers Lincoln died in 1892 after an accident at the Old Colony Railroad station in Boston, and in 1893 and 1894 the widowed Hinckley Lincoln spent the winter with his daughter Mary A. Smith in Somerville. In 1899 he married against, to the widowed Betsey F. Smith Harding of Eastham, and the couple were shown along in the 475 State Highway household in the 1900 census. Newspaper articles in 1901, 1902, and 1907 suggest that Lincoln rented space in his South Eastham house or

[1] Alvin Rogers to Hinckley Lincoln, 25 January 1856, BCD 424:158.
[2] Only one newspaper account has been found that describes Lincoln’s maritime activity: in its retrospective “Twenty-five Years Ago” column, 28 May 1904, 2, the *Yarmouth Register* reported that in 1879 Hinckley Lincoln was master of the schooner Sea Flower, which had just arrived on the Brewster flats with a load of shooks from Wiscasset ME to be used for “deep water weirs.”
[3] “South Eastham,” *Barnstable Patriot*, 11 November 1884, 3.

rented the entire house from time to time, perhaps now and then living with one of his children.[4] He died in Eastham in 1910, and in his will, he left all his estate except for two dollars (one each for son Sylvester's children Ada F. Gross and Frank B. Lincoln) to his daughter Mary A. Smith. Mary A. Lincoln Smith, her husband Francis M., a grocer, and their children Ivan Gerald (born 1886) and Vera (born 1895), remained in Somerville and might have rented 475 State Highway or occupied it seasonally.

Frank Smith died in 1922, and Mary A. Lincoln Smith died in 1927. Four years later married daughter Vera S. Putnam sold her interest in the south part of her grandfather Hinckley Lincoln's homestead with its buildings to her brother Ivan, then the principal of Holton High School in Danvers.[5] Born in Eastham, Ivan G. Smith grew up in Somerville and was a high school teacher living in Essex by 1910. He was principal of Easthampton High School by 1920 and then longtime principal in Danvers, where he died in 1978. He either rented or occasionally occupied 475 State Highway until 1967, when he subdivided his grandfather's estate and sold the house and 1.983 acres to Vito C. and Florence Civita of Croton-on-Hudson, New York, who owned it for the next fifteen years.[6] Born in 1916 in Oneonta, New York, Vito Civita was the son of Italian immigrants Canio and Mary Civita; his father was a barber in Oneonta. In 1982 the Civitas subdivided their parcel sold the South Eastham house and 0.648 acre to Evelyn J. Bruder and Marie E. Johnson of New York City, who five years later sold it to James R. Baker of Dorchester. Baker defaulted on his mortgage by November 1991. State Street Bank and Trust Company of Boston acquired the house at auction that year and sold it in 1993 to John F. and Jo Leal Clark. The Clarks were the owners of 475 State Highway in 2020.[7]

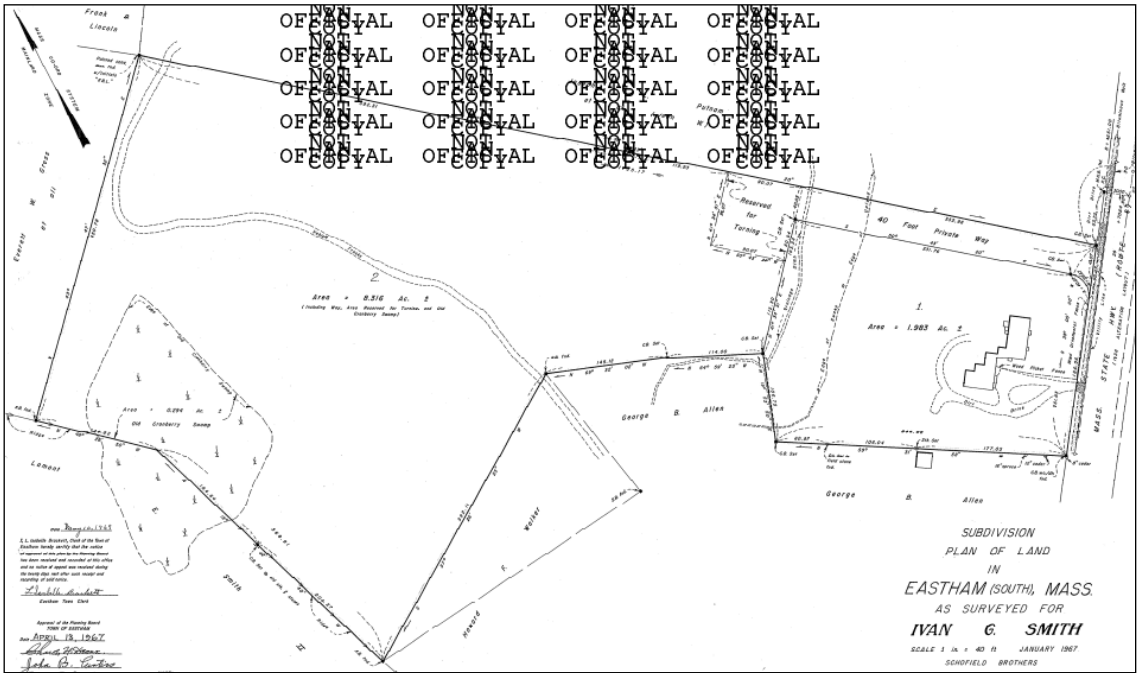
BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.
Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive, https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home.
Deyo, Simeon L., ed. *History of Barnstable County, Massachusetts, 1620-1890*. New York: H. W. Blake, 1890.
Dunham's 1929 Eastham (Mass.) Street Directory.
Town of Eastham Tax Commitment Books. 1902-57.
Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society, 1968.
Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.
Resident and Business Directory of Cape Cod, Massachusetts, 1901. South Framingham, MA: A. E. Foss Publishing Co., 1901.
Wilding, Don. *A Brief History of Eastham*. Charleston, SC: History Press, 2017.

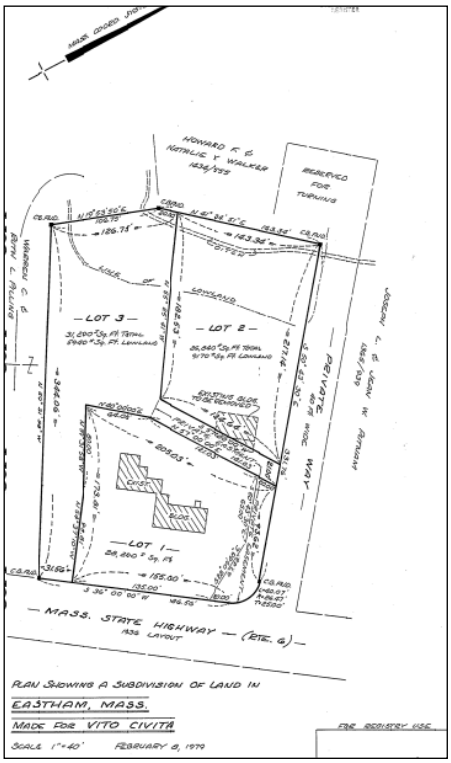
MAPS
Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co.,1858.
Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.
Atlas of Barnstable County, Massachusetts. Boston: George H. Walker and Co., 1880.
Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.
Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

[4] See *Yarmouth Register*, 9 February 1901,5, 31 May 1902, 5, and 11 May 1907, 8.
[5] Vera Smith Putnam, Greenfield, to Ivan G. Smith, Danvers, 11 July 1931, BCD 482:279.
[6] Ivan G. Smith, Danvers, to Vito C. and Florence Civita, Croton-on-Hudson NY, 14 November 1967, BCD 1386:731.
[7] Vito C. and Florence Civita to Evelyn J. Bruder and Marie E. Johnson, New York NY, 12 February 1982, BCD 3436:53; Evelyn J. Bruder and Marie E. Johnson to James R. Baker, Dorchester, 17 July 1987, BCD 5840:108:; State Street Bank and Trust Co., Boston, to State Street Bank and Trust Co., 3 December 1991, BCD 7845:169; State Street Bank and Trust Co., Boston, to John F. and Jo Leal Clark, 475 State Highway, January 1993, BCD 8412:5. The 475 State Highway house is depicted on "Subdivision Plan of Land in Eastham (South), Mass. as Surveyed for Ivan G. Smith," January 1967, BCD 211:89, and on Lot 1 on "Plan Showing Subdivision of Land in Eastham, Mass., Made for Vito Civita," 8 February 1979, BCP 331:69.

SUPPLEMENTAL IMAGES



The 475 State Highway house is depicted on Ivan Smith's 1967 plan (BCP 211:89) and on Lot 1 of the Civita plan of 1979 (BCP 331:69).



PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from north.

View from SE.